

## \$624,900 - 8314 89 Street, Edmonton

MLS® #E4429172

**\$624,900**

4 Bedroom, 3.50 Bathroom, 1,563 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Well maintained Luxury Triplex! 4-Bedrooms!  
4-Baths! Finished Basement! Landscaped!  
Fenced! Double Garage! Finished to  
PERFECTION! 2,118sf. Stunning 8â€™™  
entrance door opens to great room/modern  
fireplace & beautiful wire-scraped  
white-oak-hardwood floors. DREAM  
Kitchen/10â€™™ quartz topped island & custom  
modern high gloss&white-oak modern flip-up  
cabinets, opens to dining area! Beautiful light  
fixtures throughout! Custom maple glass  
railing on staircase takes you to top floor  
where youâ€™™ll find three bedrooms including  
wonderful primary/large walkin closet,  
GORGEOUS SPA ensuite/free standing tub,  
walk-in shower & quartz countertops. Top  
floor-LAUNDRY. Mudroom has custom  
cabinets & modern vinyl plank flooring  
continues to basement stairs & basement.  
Fully finished lower level has private back  
entrance, full kitchen, bedroom, full bath &  
additional laundry set up. Perfect location in  
sought after Bonnie Doon, easy access to U of  
A and minutes to downtown!

Built in 2018

### Essential Information

MLS® #	E4429172
Price	\$624,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	8314 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rutherford School
Middle	Kenilworth School
High	W.P Wagner

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 18
Condo Fee	\$200

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